



தமிழ்நாடு தமில்நாடு TAMIL NADU

31 JAN 2024

FORM-'B'
[Seerule3(4)]

17AC 183421
அ. ரமேஷ்
முத்திரை தள்ளி விடுபண்ணியானா
No.2, எஜயம் தியேட்டர் காமபளக்கை
மாடக்குளம், மதுரை - 625 003
உரிமம் எண்.5/மதுரை (தெற்கு)/202



DECLARATION,SUPPORTED BY AN AFFIDAVIT,WHICH SHALL BE SIGNED BY THE
PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit-cum-Declaration of P.Shanmugam S/o Palaniyappan Promoter of
A Principal Proposed Layout in SF no:88/1C & 88/2B at the extent of 0.9725 acre Kedikaval
village,Vaigundham Panchayath, Magudanchavadi Panchayath Union, Sankari Taluk, Salem
District.

We, Mr. P.Shanmugam S/o Palaniyappan of the proposed project do here by solemnly declare,
undertake and state as under:

1. That, I / Promoter have / has a legal title to the land on which the development of the
project is proposed

OR

I have / has a legal title to the land on which the development of the proposed project is to be
carried out

AND

A legally valid authentication of title of such land along with an authenticated copy of the
agreement between such owner and promoter for development of the real estate project is
enclosed here with.

2. That, the said land is free from all encumbrances.

OR



That, details of encumbrances from 01.02.2023 to 13.02.2024 including details of any rights, title, interest or name of any party in or over such land, along with details.

3. That the time period within which the project shall be completed .
4. That, seventy per cent of the amounts realized by me/Promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That, the amounts from the separate account to cover the cost of the project shall be withdrawn in proportion to the percentage of completion of the project.
6. That, the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That, I/promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That, I/ promoter shall take all the pending approvals on time from the competent authorities.
9. That, I/promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
10. That, I/promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case maybe, on any grounds.

Deponent

x *[Signature]*

Verification

The contents of my above Affidavit cum Declaration are true and correct to the best of my knowledge and I have not concealed any material facts.

Verified by me at Salem on this 29 day of 2024.

Deponent

x *[Signature]*